

Newfields Planning Board Meeting  
September 17, 2009

**Attendance:** Chairman John Hayden, Town Planner Clay Mitchell, Bill Meserve, Selectmen's Representative Michael Woodworth, Mark Bouzianis and Mike Price. Absent from the meeting was Mike Todd and James Daley.

Chairman Hayden opened the meeting at 7pm.

**James & Mary Vienneau-Old Lee Road Subdivision-Map 208 Lot 25**

Jim Vienneau was present and talked to the Board about a revised plan for his conservation subdivision. He is now considering subdividing out one house lot and putting the remainder of the land in a conservation easement. His existing house lot would also be excluded from the easement. Both lots would be accessed through a shared driveway. Jim would like feedback from the Board before having the property surveyed again.

Clay commented that the conservation subdivision ordinance allows for flexibility and a wide amount of discretion by the Board. This new proposal for a two lot subdivision, rather than 11 lots, would be considered a dramatic open space subdivision. The parcel has 249 feet of frontage on Old Lee Road but the newly created house lot would front on the shared driveway. The conservation subdivision requirements are for 75 feet of frontage on interior roadways. The applicant would like to know from the Board if they would support him in getting a variance from the zoning board for frontage.

The Board likes the idea and suggested that the newly created house lot be extended so that it fronts on Old Lee Road. Two house lots with 75 feet of frontage on Old Lee Road would meet the frontage requirements for a conservation subdivision. The acreage requirements are a minimum of ½ acre.

Jim added that the Alteration of Terrain Permit for the original 11-lot subdivision is still under review by the State.

A motion was made by Mark Bouzianis and seconded by Bill Meserve to continue the application until next month. All were in favor and the motion carried.

**Preliminary Discussion- 286 Piscassic Road- Map 211 Lot 3**

Clay informed the Board that someone is interested in purchasing the Byrne property and growing a vineyard to produce wine. The potential buyer would like to eventually have a small shop with a wine tasting room. A winery is an agricultural use and would be allowed in the residential agricultural zone. The small store and selling of wine related products may need approval by the Zoning Board of Adjustment because it would be a retail use in the residential agricultural zone. The Board needs to determine what would be considered an accessory use to the vineyard. Do we want to respond by telling the potential buyer that he would need zoning board approval or would we prefer to take a

look at our ordinances and consider expanding some of the uses?

The Board discussed reviewing and changing the permitted uses in the current ordinances.

A motion was made by Mark and seconded by Mike Price to review the permitted uses in the residential agricultural zone. All were in favor and the motion carried. Any changes would require a warrant article to be voted on in March.

A motion was made by Mark and seconded by Mike Woodworth to approve the June 2009 minutes. All were in favor and the motion carried.

A motion was made by Mike Price and seconded by Mike Woodworth to approve the August 2009 minutes. All were in favor and the motion carried.

Clay reported that the Safe Routes to School Grant for sidewalks was sent back to him because they wanted more budget detail. He sent them additional information and is waiting to hear if we get approved. Clay did talk to Road Agent Brian Knipstein and he is fine with the future sidewalk plans.

Clay has been asked by the Selectmen to look at our permit fees and make sure they are consistent with surrounding towns. Our fees for inspections of commercial developments are not clear. State inspectors are brought in for commercial inspections and charge additional fees. Multiple inspections will cost the developer additional money and they need to be made aware of it when they file for their building permit.

Clay is working on formulating impact fees for safety facilities. This will enable the Town to charge developers, of both residential and commercial uses, money to be used towards fire and police.

The wind results recorded by the anemometer look good. Clay is going to apply for a SEP Grant from the State for the installation of a wind turbine.

A motion was made and seconded to adjourn. All were in favor and the meeting adjourned at 8:10pm.

Respectfully submitted,

Sue McKinnon

